

FILED
GREENVILLE CO. S. C.

VIA 1473 PAGE 511

JUL 16 12 29 PM '79

DONNIE L. TANNERSLEY
R.H.C.

MORTGAGE

5070 W. 4th St.

350 N

THIS MORTGAGE is made this 16th day of July, 1979, between the Mortgagor, Richard J. Feeny and Christina A. Feeny, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

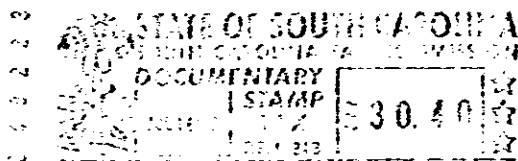
WHEREAS Borrower is indebted to Lender in the principal sum of Seventy-six Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

ALL that piece, parcel or lot of land with all buildings and improvements situate, lying and being on the northern side of Windfield Road in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 10 on a plat of Windfield Heights, Property of M. B. Crigler, on a plat made by Dalton & Neves, dated April, 1955, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book EE, Page 102 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Windfield Road at the joint front corner of lots nos. 10 and 11 and running thence with the common line of said lots, N. 1-37 E. 270.3 feet to an iron pin; thence N. 69-43 E. 280 feet to an iron pin at the corner of lot no. 9; thence along the rear line of lots nos. 7, 8 and 9, S. 17-15 W. 429.6 feet to a point on Windfield Road; thence with the northern side of Windfield Road, N. 72-14 W. 98 feet to a point; thence continuing with said side of Windfield Road, N. 76-13 W. 52 feet to the point of beginning.

The above property is the same property conveyed to Richard J. Feeny and Christina A. Feeny by deed of John D. Helmstadter and Sandra S. Helmstadter of even date to be recorded herewith.



which has the address of 31 Windfield Road Greenville,

S. C. (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA — UNIFORM INSTRUMENT ACT

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